



WAREHOUSE SPACE  
**FOR LEASE**

3100 JUSTIN DRIVE  
URBANDALE, IA 50322

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

# HIGHLIGHTS

**FOR LEASE: \$7.00 PSF NNN**  
**ESTIMATED OPEX: \$3.14 PSF**

- Rare 3,000 SF Flex/Industrial space with both a drive-in door and a dock door
- Small Open Office
- Drive-In Door: 12' (New)
- Dock Door: 8' (New)
- Heated and cooled warehouse
- Recently painted
- Available Immediately



# DEMOGRAPHICS



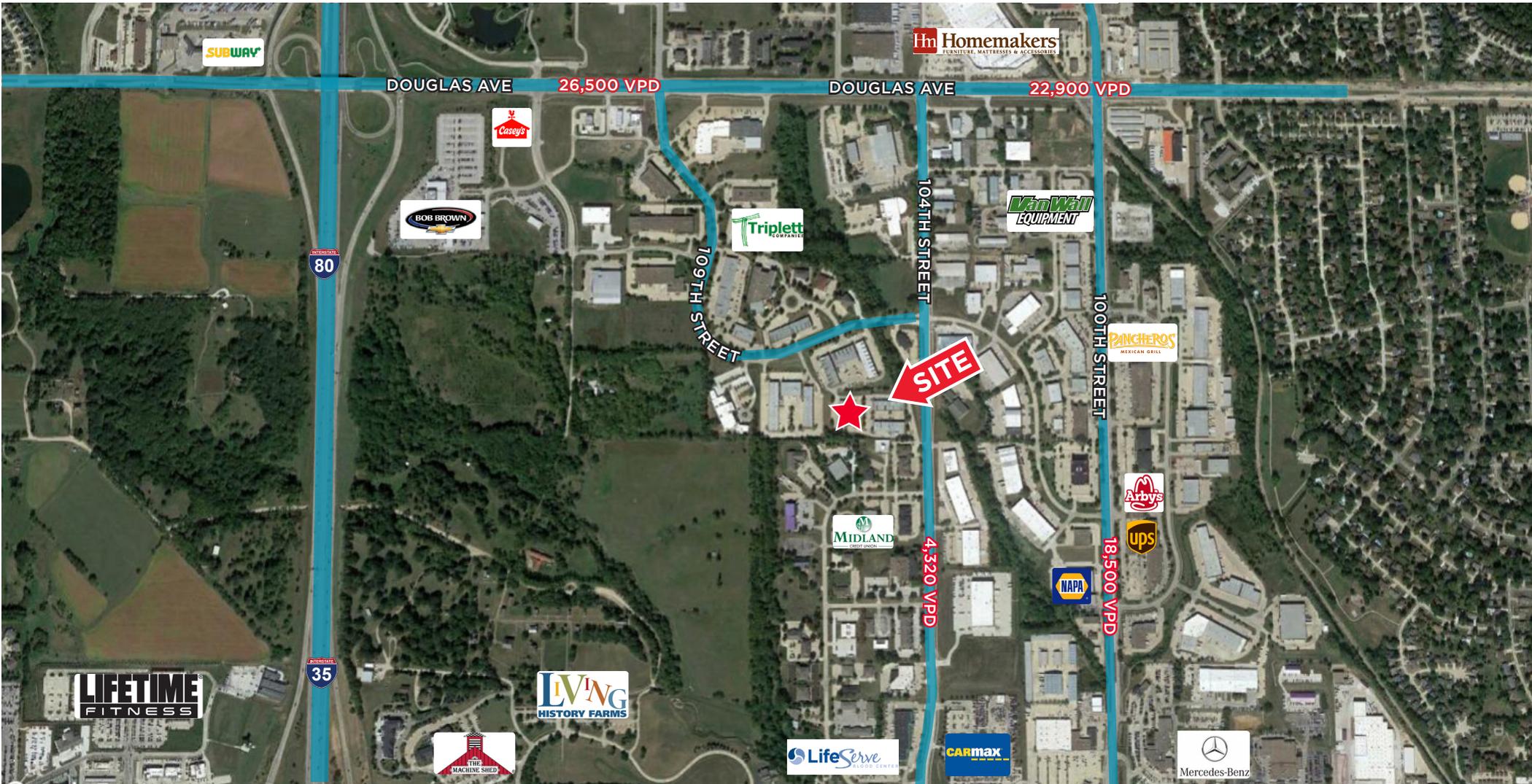
**200,590**  
**POPULATION**  
Within 5 Mile Radius



**\$109,412**  
**AVG. HOUSEHOLD INCOME**  
Within 5 Mile Radius

	1 Mile	3 Mile	5 Mile
Population	2,952	64,365	200,590
AVG. HH Income	\$115,461	\$111,194	\$109,412
Households	11,488	94,111	208,416

# AREA MAP



# LOCATION



## URBANDALE

is a rapidly growing area with ongoing residential and commercial developments, enhancing the potential for business growth.



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